



CITY OF BEXLEY TREE & PUBLIC GARDENS COMMISSION APPLICATION

Findings of Fact & Record of Decision:

Owner/Project Name:

TPGC-23-8 2200 E. Main Street

Project Address/Location:

2200 E. Main Street

Date of Tree Commission Hearing:

11/27/2023

Decision:

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Approved

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Approved with Conditions

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Denied

Approval Conditions:

Installation of the landscape must occur within one calendar year from the date of approval by the Commission unless otherwise stated in the Finding of Fact & Record of Decision. For landscape associated with new construction projects, installation must occur within one calendar year from the issuance of a temporary occupancy permit.

Based on the plans and testimony presented, the Tree and Public Garden Commission makes the following findings and recommendations to the Board of Zoning Appeals under Bexley Ord. 1220.06(d) per the following pages:

Elena Andrews

Staff Signature

11/28/2023

Date

Based on the plans and testimony presented, the Tree and Public Garden Commission makes the following findings and recommendations to the Board of Zoning Appeals under Bexley Ord. 1220.06(d):

1. Recommends that approval of any plan be conditioned on approval of a plan presented by the owner of the City Hall/Bexley Square Parking Lot (or pursuant to its express authority) that incorporates the elements of the applicant's plan that are located on the City Hall/Bexley Square Parking Lot, and that such a plan be approved before construction begins.
2. Recommends that the landscape plan be found satisfactory and consistent with the standards applicable to the Main Street District if modified as follows:
 - a. Changing the material around the tree wells on Main St from granite to limestone.
 - b. Applicant will advise whether the City of Columbus will permit a permeable surface in the alley connecting the property to Bryden Road. If it will, the Commission will further study whether a permeable surface is practical and advisable.
 - c. With respect to the access road on the west side of the building:
 - i. A brick threshold will be included adjacent to the sidewalk crossing to differentiate the surface and maintain consistency within the Main Street District.
 - ii. If plantings on either side of the access road on the west side of the building fail at any time, or if the City Arborist determines that they are failing to grow at rates that will achieve the expected landscaping results, the applicant will present a plan to the Tree and Public Garden Commission to achieve the expected landscaping result.
 - d. With respect to the fence at the rear (north end) the property, pursuant to Bexley Ordinance 1264.05, the fence will be relocated from the location shown in the plans to the property line, and screening relocated to the south (parking lot) side of the fence. The applicant shall present a plan to the Tree and Public Garden Commission for variation in the species included in the screening.
 - e. Applicant will consult with the Tree and Public Garden Commission prior to planting regarding the appropriate groundcover species to plant in the tree boxes contained in the plan.
 - f. In light of the loss of canopy and mature trees within the site, Applicant will make a contribution of \$6,750 (representing \$750 x 9 current trees lost and not replaced in the plan) to an appropriate fund, to be used solely for the planting of new trees in the City of Bexley as approved by the Tree and Public Garden Commission. This amount may be offset by any new trees the Commission approves for planting in the City Hall/Bexley Square Parking Lot.
 - g. All plantings shall be maintained in perpetuity absent approval by the Tree and Public Garden Commission.
3. Recommends that the landscape plan be found not to represent exceptional design insofar as the landscaping design is considered a factor in determining under Bexley Ord. 1254.14 whether a special permit should be granted to allow the building(s) to be built at a greater height than three stories based on the following findings:
 - a. This recommendation is not a critique of the landscape architecture within the limitations of the footprint of the proposed project.

- b. The loss of the London Planes on the property, which the Tree and Public Garden Commission cannot prevent under the current Main Street Guidelines, represent a significant loss in the landscape of Bexley and the streetscape of Main Street.
 - c. The size, density, and footprint of the project significantly limit any opportunity for landscaping that would qualify as an exceptional design since plantings are limited to the periphery of the property and will require a number of years to gain sufficient height and canopy to match the magnitude of the structures being built.
- 4. Recommends that if a variance is granted to allow the project to exceed the heights permitted under Bexley Ord. 1254.14 under a special permit, that BZAP as a condition of the variance modify the setbacks contained in the Main Street Guidelines to allow the replacement of those trees removed by plantings on both sides of the pedestrian sidewalk.
- 5. Recommends that BZAP require the applicant to gain approval of any modifications to the plan presented by the Tree and Public Garden Commission prior to any plantings occurring.